



\* 5 9 5 3 \*

City of Los Angeles  
Department of Building and Safety

**“NORTHRIDGE EARTHQUAKE” FILE  
(EQ1-94)**

ADDRESS: **16633 VENTURA BL**

RECORD NO.: **5953** \*POSTING: **GREEN**

The document(s) contained in this file are related to the inspection(s) and/or permits issued for buildings surveyed and/or damaged from the January 17, 1994 earthquake or related aftershocks. Many of the damage estimates were made under emergency conditions and should not be used to make bids for repair, demolition, or rebuilding. These records were created for use by the Department of Building and Safety only. The City of Los Angeles and the Department of Building and Safety are not responsible for any use of this data. Check the retrieval index for all available earthquake documents as other documents may have become available for viewing after this file was prepared for viewing (filmed and scanned).

“RECORD NO.” refers to a unique computer-generated number assigned by the Damage Assessment database to uniquely identify a structure or, in cases of a vacant lot, the site. Each separate building was assigned a unique Record No. For example, a site with a dwelling and detached garage was assigned two Record Nos. (one for the dwelling and one for the garage).

\*“POSTING” is based on the last inspection report in the earthquake files at the time it was prepared for viewing. It refers to the type of placard affixed to the structure (or site when the lot is vacant) by a Building and Safety Inspector during an inspection for earthquake damage or repair. The official placards are commonly referred to by their color as follows: “RED” is unsafe to occupy; “YELLOW” is limited entry; and “GREEN” is safe to occupy. Other designations were used in the Posting field, but are not postings. They are “CERT” and “PERMIT” and are described as follows:

“CERT” refers to cases where a Certified License Contractor repaired either an earthquake damaged roof, garden wall or chimney (chimney only until 12/94), and certified that the work was completed via a Certificate of Completion. No posting is available as a Building and Safety Inspector did not make an inspection for earthquake damage or repair. WHEN THE POSTING IS “CERT”, IT IS EXPECTED THAT ONLY A CERTIFICATE OF COMPLETION WILL FOLLOW THE COVER SHEET.

“PERMIT” is used when no inspection was made by Building and Safety for earthquake damage prior to issuing a permit to repair damage and our records do not indicate that the work was completed for all outstanding earthquake repair permits for this structure at the time the file was prepared for viewing. WHEN THE POSTING IS “PERMIT”, IT IS EXPECTED THAT NO DOCUMENTS, EXCEPT POSSIBLY A COPY OF THE PERMIT WITH HAND-WRITTEN ADDRESS CORRECTIONS, WILL FOLLOW THE COVER SHEET.

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
RAPID SCREENING INSPECTION FORM

OBS #5953

A. TYPE OF DISASTER:  
 Fire  Earthquake  
 Flood  Other

B. BUILDING USE:  
 Residential  
 Commercial

C. INCLUSIVE ADDRESS: 16633 VENTURA BLVD. COUNCIL DISTRICT: 11

D. OWNER: Ventura Partners Petit East PHONE NO.:

MANAGER: Suzie D. Mosser PHONE NO: (818) 784-1835

E. No of Stories: 14 No. of Living Units: 0 Basement:  YES  NO  UNKNOWN  
TYPE CONSTRUCTION: URM I II III IV V APPROX. SIZE 80 ft. x 220 ft.

PRIMARY OCCUPANCY: (Check one, only)  
01 DWELLING 02 DUPLEX 03 AIRPORT 04 AMUSEMENT 05 APARTMENT 06 CHURCH 07 PVT. GARAGE 08 PUB. GARAGE 09 GAS STATION 10 HOSPITAL 11 HOTEL 12 MFG. 13 OFFICE 14 PUB. ADMIN. 15 PUB. UTIL. 16 RET. STORE 17 RESTAURANT 18 SCHOOL 21 THEATRE 22 WAREHOUSE 35 CONDO 99 OTHER

F. INSTRUCTIONS: Examine the building to determine if any hazardous conditions exist. A "YES" answer in Categories 1, 2, or 4 is grounds for posting building UNSAFE. If condition is suspected to be unsafe and more review is needed, check appropriate Unknown box(es) and post LIMITED ENTRY. A "YES" answer in Category 3 requires posting and/or barricading to indicate AREA UNSAFE. Explain "YES", "UNKNOWN" findings and extent of damage under "Comments."

EXISTING HAZARDOUS CONDITIONS

Condition	YES	NO	UNK	Condition	YES	NO	UNK
1. Structure Hazardous Overall		<input checked="" type="checkbox"/>		3. Nonstructural Hazards	<input checked="" type="checkbox"/>		
Collapse/partial collapse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parapets/ornamentation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building or story leaning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cladding/glazing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling/light fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Hazardous Structural Elements		<input checked="" type="checkbox"/>		Interior Walls/partitions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foundations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Elevators	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof/Floors (vertical loads)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stairs/Exits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Columns/pilasters/corbels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electric/Gas	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Diaphragms/horizontal bracing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chimney	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Walls/vertical bracing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Moments Frames	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Geotechnical Hazards		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Precast connections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slope failure/debris	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ground Movement, fissures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
				Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

COMMENTS:

G. Vacate Bldg.?  YES  NO Partially Vacate Bldg.?  YES  NO No. of Living Units Vacated: 0  
EST. DAMAGE: \$40,000 % EST. DAMAGE: 40 PERMIT REQUIRED?  YES  NO

H. OVERALL RATING:  
INSPECTED (Green) Existing  Recommended   
  Exterior Only  
  Exterior and Interior  
LIMITED ENTRY (yellow) Existing  Recommended   
UNSAFE (Red) Existing  Recommended   
  Building  
  Area (See Section I-3)

I. RECOMMENDATIONS: (Circle Number, Fill in data)  
1. No Further Action required.  
2. Detailed Evaluation required.  
  Structural Geotechnical  
3. Barricades needed in the following areas:  
4. Disconnect utilities:  
  Electric Gas Water

J. INSPECTOR:  
Name/I.D.: O'NEAL  
Phone:

K. INSPECTED:  
Date: 1/20/94  
Time: 11:30 a.m./p.m.

LOS ANGELES DEPARTMENT OF  
BUILDING AND SAFETY

WELDED STEEL MOMENT  
FRAME BUILDING

INSPECTION FILE

16633 VENTURA BL  
ADDRESS

06/16/1995  
DATE

Welded Steel Moment Frame Building Files were prepared by the Department in response to Ordinance No. 170406. This ordinance was adopted to repair Welded Steel Moment Frame buildings with damage resulting from the 1994 Northridge Earthquake; enable the City of Los Angeles to protect its population and property; and provide for the enforcement of the Building Code in the event of further earthquakes. These files were created as a result of both mandatory and voluntary compliance.

EQ1-94

COMMISSIONERS

SCOTT Z. ADLER  
PRESIDENT

JOYCE L. FOSTER  
VICE-PRESIDENT

JEANETTE APPLIGATE

MABEL CHANG

NANCY H. ZAMORA

CITY OF LOS ANGELES  
CALIFORNIA



RICHARD J. RIORDAN  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY

400 CITY HALL  
LOS ANGELES, CA 90012-4869

ARTHUR J. JOHNSON, JR.  
GENERAL MANAGER

ARTHUR C. DEVINE  
EXECUTIVE OFFICER

VENTURA-PETIT EAST BUILDING  
433 N CAMDEN DR  
BEVERLY HILLS, CA 90210

DATE POSTED: June 14, 1995  
DATE MAILED: June 16, 1995

INSPECTION AND REPAIR  
WELDED STEEL MOMENT FRAME CONNECTIONS

BUILDING ADDRESS: 16633 VENTURA BL

(Office)

The City of Los Angeles recently adopted Ordinance No. 170406, which added Section 91.8908 to the Los Angeles Municipal Code (Building Code). Section 91.8908 states that welded steel moment frame buildings located in high earthquake damaged areas experienced damage in the beam-to-column moment connection as a result of the earthquake of January 17, 1994 and its aftershocks,

The building located at the above-mentioned address has been identified by the Department to be within the scope of Section 91.8908 and you have been identified as the owner, as shown on the latest equalized tax roll.

**THEREFORE**, you are hereby ordered within 180 days of the mail date of this notice, but no later than December 13, 1995 to submit a report to the Department indicating the number of damaged welded connections and proposed repair procedures. The inspection report shall be prepared under the direction of a structural engineer and shall include the results of ultrasonic tests or the results of other approved methods of testing of connections.

Further, you are directed to obtain permits to repair all fractured connections, as identified in the report, and commence repairs within 90 days of the Department's review of the report, but no later than March 12, 1996.

Further, you are directed to complete all repairs within two years of the permit issuance, but no later than March 12, 1998.

Should you fail to complete the inspection and repairs within the above-mentioned dates as set forth in this order or such additional time as may be granted by this Department, the Department may secure compliance utilizing the procedure set forth in Section 91.8903, as modified by this ordinance which provides for vacation and demolition of the structure. Failure to comply with this order shall constitute a misdemeanor.

Appeals to this order may be made pursuant to Sections 91.0204, 91.0401(g)10 and 98.0403.1(a)10 of the Los Angeles Municipal Code.

For further information, you may call Mr. Yeuan Chou at (213) 847-4120 between 7:30 A.M. and 5:00 P.M.

Violation: Safety

<u>X. Key</u>	_____	_____	_____
Inspector's Name (Print)	Inspector's Signature	Inspector's ID#	Date Signed

REC #5953 AIN: 2259012017 DISTRICT OFFICE: VN CD: 11 (EQSF8.MGD, rev 4.25.95)

*TYPE 1  
40x80  
B2 OFFICE  
POURED IN PLACE CONCRETE  
14 STORIES*

*NOT A MOMENT FRAME*

EQ1-94

COMMISSIONERS

SCOTT Z. ADLER  
PRESIDENT

JOYCE L. FOSTER  
VICE-PRESIDENT

JEANETTE APPLIGATE  
MABEL CHANG  
NANCY H. ZAMORA

CITY OF LOS ANGELES  
CALIFORNIA



RICHARD J. RIORDAN  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY

400 CITY HALL  
LOS ANGELES, CA 90012-4869

ARTHUR J. JOHNSON, JR.  
GENERAL MANAGER

ARTHUR C. DEVINE  
EXECUTIVE OFFICER

*POURED IN PLACE CONC.*

*14 TYPE 1  
STORY  
NO X80  
B2 OFFICE*

VENTURA-PETIT EAST BUILDING  
433 N CAMDEN DR  
BEVERLY HILLS, CA 90210

DATE POSTED: June 14, 1995  
DATE MAILED: June 16, 1995

**INSPECTION AND REPAIR  
WELDED STEEL MOMENT FRAME CONNECTIONS**

**BUILDING ADDRESS: 16633 VENTURA BL**

**(Office)**

The City of Los Angeles recently adopted Ordinance No. 170406, which added Section 91.8908 to the Los Angeles Municipal Code (Building Code). Section 91.8908 states that welded steel moment frame buildings located in high earthquake damaged areas experienced damage in the beam-to-column moment connection as a result of the earthquake of January 17, 1994 and its aftershocks.

The building located at the above-mentioned address has been identified by the Department to be within the scope of Section 91.8908 and you have been identified as the owner, as shown on the latest equalized tax roll.

**THEREFORE**, you are hereby ordered within 180 days of the mail date of this notice, but no later than December 13, 1995 to submit a report to the Department indicating the number of damaged welded connections and proposed repair procedures. The inspection report shall be prepared under the direction of a structural engineer and shall include the results of ultrasonic tests or the results of other approved methods of testing of connections.

Further, you are directed to obtain permits to repair all fractured connections, as identified in the report, and commence repairs within 90 days of the Department's review of the report, but no later than March 12, 1996.

Further, you are directed to complete all repairs within two years of the permit issuance, but no later than March 12, 1998.

Should you fail to complete the inspection and repairs within the above-mentioned dates as set forth in this order or such additional time as may be granted by this Department, the Department may secure compliance utilizing the procedure set forth in Section 91.8903, as modified by this ordinance which provides for vacation and demolition of the structure. Failure to comply with this order shall constitute a misdemeanor.

Appeals to this order may be made pursuant to Sections 91.0204, 91.0401(g)10 and 98.0403.1(a)10 of the Los Angeles Municipal Code.

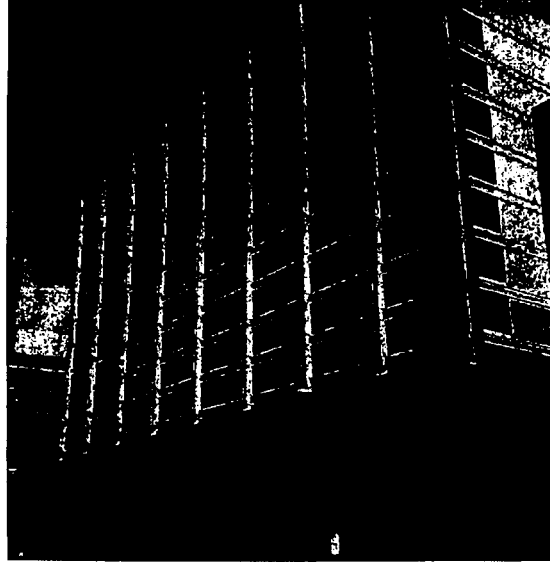
For further information, you may call Mr. Yeuan Chou at (213) 847-4120 between 7:30 A.M. and 5:00 P.M.

Violation: Safety

*T. Key*  
\_\_\_\_\_  
Inspector's Name (Print)                      Inspector's Signature                      Inspector's ID#                      Date Signed

REC #5953    AIN: 2259012017    DISTRICT OFFICE: VN    CD: 11                      (EQSF8.MGD, rev 4.25.95)

16633 VENTURA BL



JUNE 14, 95

T. Key

